CLOVERDALE
AREA REDEVELOPMENT PLAN

Neighbourhood Profile Report

DECEMBER 1985

THE CITY OF Edmonton PLANNING AND BUILDING

CLOVERDALE NEIGHBOURHOOD PROFILE REPORT

Table of Contents

		PAGE
Table of Contents		i
List of Tables		ii
List of Maps		ii
Part One:	INTRODUCTION	1
1.1	Purpose of the Report	1
1.2	Location	1
1.3	Natural Setting	1
1.4	History	3
Part Two:	CLOVERDALE TODAY	7
2.1	The People	8
2.2	Public Facilities and Services	11
2.3	Land Use and Development	13
2.4	Residential	21
2.5	Retail	23
2.6	Parks and Recreation	25
2.7	Transportation	28
2.8	Utilities	32
Part Three:	AREA REDEVELOPMENT PLAN PREPARATION	35
3.1	The Planning Process	35
3.2	The Planning Context	37
3.3	Public Participation Activities	43
3.4	Bibliography	44

List of Tables

		PAGE
Table 1	Population by Age	8
Table 2	Individual Mobility	9
Table 3	Tenure	9
Table 4	Occupation	10
Table 5	Household Characteristics	11
Table 6	Land Use by Land Area	13
Table 7	Description of Land Use Districts	15
Table 8	Land Ownership	17
Table 9	Residential Construction	21
Table 10	Condition of Housing	23

List of Maps

Map 1	City Context	2
Map 2	Cloverdale Plan Area	4
Map 3	Historic Sites	6
Map 4	Existing Land Use	14
Map 5	Existing Land Use Districts	16
Map 6	Land Ownership	18
Map 7	Floodlines	20
Map 8	Condition of City-Owned Housing	24
Map 9	Parks, Recreation and Community Facilities	26
Map 10	Transportation	29
Map 11	Truck Routes	30
Map 12	Bus Routes	31
Map 13	Water and Sewer Lines	33
Map 14	Power and Natural Gas Lines	34

CLOVERDALE COMMUNITY PROFILE REPORT

PART ONE: INTRODUCTION

1.1 Purpose of the Report

Since the late 1940's, City Council's policy with respect to Cloverdale, was to purchase all of the property in the River Valley and convert it into city-level parkland. On December 14, 1983 Council reversed this policy and directed the Planning and Building Department to draft a new North Saskatchewan River Valley Area Redevelopment Plan Bylaw which, amongst other things, provided for the preservation of all residential neighbourhoods in the river valley.

This report was prepared as part of the planning process for Cloverdale and presents a comprehensive information base to support the Area Redevelopment Plan.

The report includes:

a) information on the geographic, historical and political context of the Area Redevelopment Plan,

b) the demography, land use, and other such information about the community, and

c) the issues, problem areas and the opportunities for development in Cloverdale.

1.2 Location of Cloverdale

Cloverdale is an older inner-city residential neighbourhood located in central Edmonton. It is situated on the river flats on the south side of the North Saskatchewan River. The river separates it from Rossdale, Riverdale and the downtown. Cloverdale is isolated from Forest Heights, Strathearn, Bonnie Doon and Centretown, its closest neighbours.

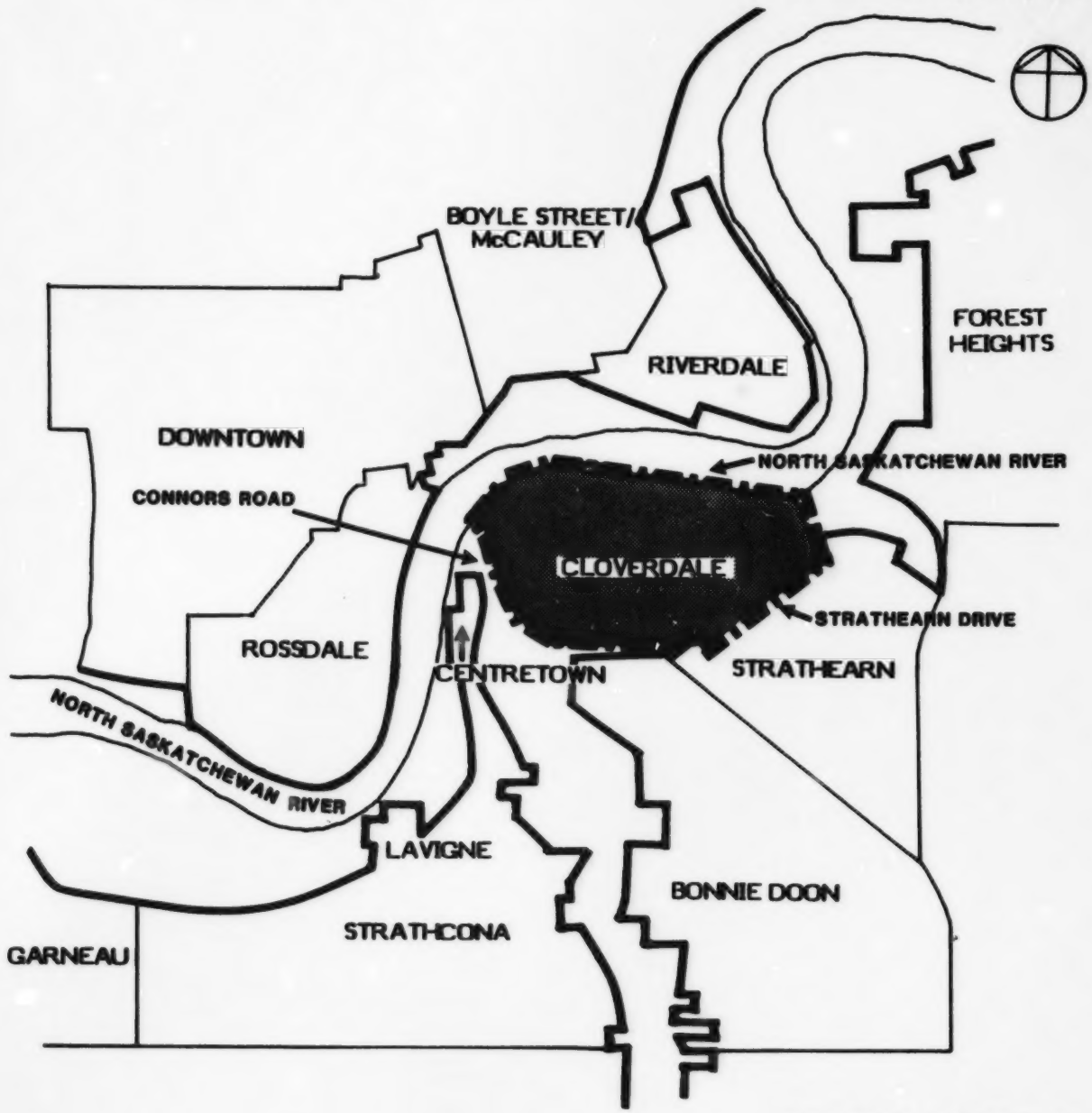
1.3 Natural Setting

Cloverdale lies in the North Saskatchewan River Valley flood plain which was formed over many hundreds of years, as a result of materials being eroded and deposited by the river. The soil is predominantly alluvium and is called Orthic Regosal, a silty sand material which is 9-11 metres in depth. Below the soil is an underlying layer of bedrock.

Natural vegetation consists of a mixture of Balsam Poplar, White Spruce, Manitoba and Willow scrub, and wild and cultivated grasses. Along Cloverdale Hill is a tract of forest with Balsam Poplar and White Spruce.

CLOVERDALE
AREA REDEVELOPMENT PLAN

(Schedule A to Bylaw No. 7972)



THIS MAP REPRESENTS A CONCEPTUAL ILLUSTRATION
IT IS NOT INTENDED TO PROVIDE SITE-SPECIFIC DIRECTION
TO LAND USE REGULATION MECHANISMS

Map 1

City Context

Cloverdale A.R.P. Area Boundary

North Saskatchewan River Valley A.R.P. Boundary

Although not abundant, a variety of wildlife has been sighted in the area. These include water fowl, grouse, pheasant, squirrel, magpie, rabbit, horned owl, woodpecker, blue jay, starling, chickadee, skunk and occasionally deer, beaver, muskrat, and falcon.

The location of the neighbourhood is shown on Map 1 - City Context - while the boundaries of the Plan area are indicated on Map 2 - Cloverdale Plan Area.

1.4 History of Cloverdale

Edmonton owes its existence to the fur trade and the river system which served as the highway for commerce to the City. Cloverdale can be traced back to the year 1870 when two settlers, David Daigneault and William Bird staked out farms on the river valley flats. The Daigneault farm was west of Mill Creek and Bird's farm east of the creek. William Bird started one of the first commercial flour mills in western Canada. The stream which supplied the water power was later named Mill Creek. Low water levels on the creek forced the mill to close in 1874, only three years after it had opened. In 1879 Donald Ross acquired the Daigneault farm and opened the first commercial coal mine in the Centretown area.

Gallagher Park got its name from a prominent early citizen in Cloverdale, Cornelius Gallagher, a native of New Brunswick who came to Edmonton in 1897. Like other prominent river valley patrons, Gallagher served a term as alderman for the Town of Strathcona in 1903. He also managed the Hardstore Brick Company on 93rd Street and later formed a joint stock company, the Gallagher-Hull Co. to operate a meat packing plant.

Transportation facilities appeared in Cloverdale with the construction of the Edmonton, Yukon and Pacific Railway in 1901. The Railway used Mill Creek as its right-of-way. The Low Level Bridge, built in 1900 connected Strathcona and Edmonton.

Cloverdale was a fully established community by the outbreak of World War I, with a school, stores, local industries and churches. Some notable businesses were the Edmonton Lumber Co. (1905-1915), Edmonton City Dairy (1906-1933), Edmonton Pressed Brick Co. Ltd. (1900-1914) and P. Anderson Brickyard (1922-1932). Refer to Map 3 - Historic Sites for the location of some of these sites. The only large building remaining from this era is the Bennett School, constructed of brick in 1912.

Organized sports activity in the city was the responsibility of local community leagues. The local League, originally called the Bennett School Community League, was formed in 1915. Now in its 70th year it is one of the city's oldest community leagues. Wintertime in Cloverdale would see "dare devils" jumping at the Edmonton

CLOVERDALE
AREA REDEVELOPMENT PLAN

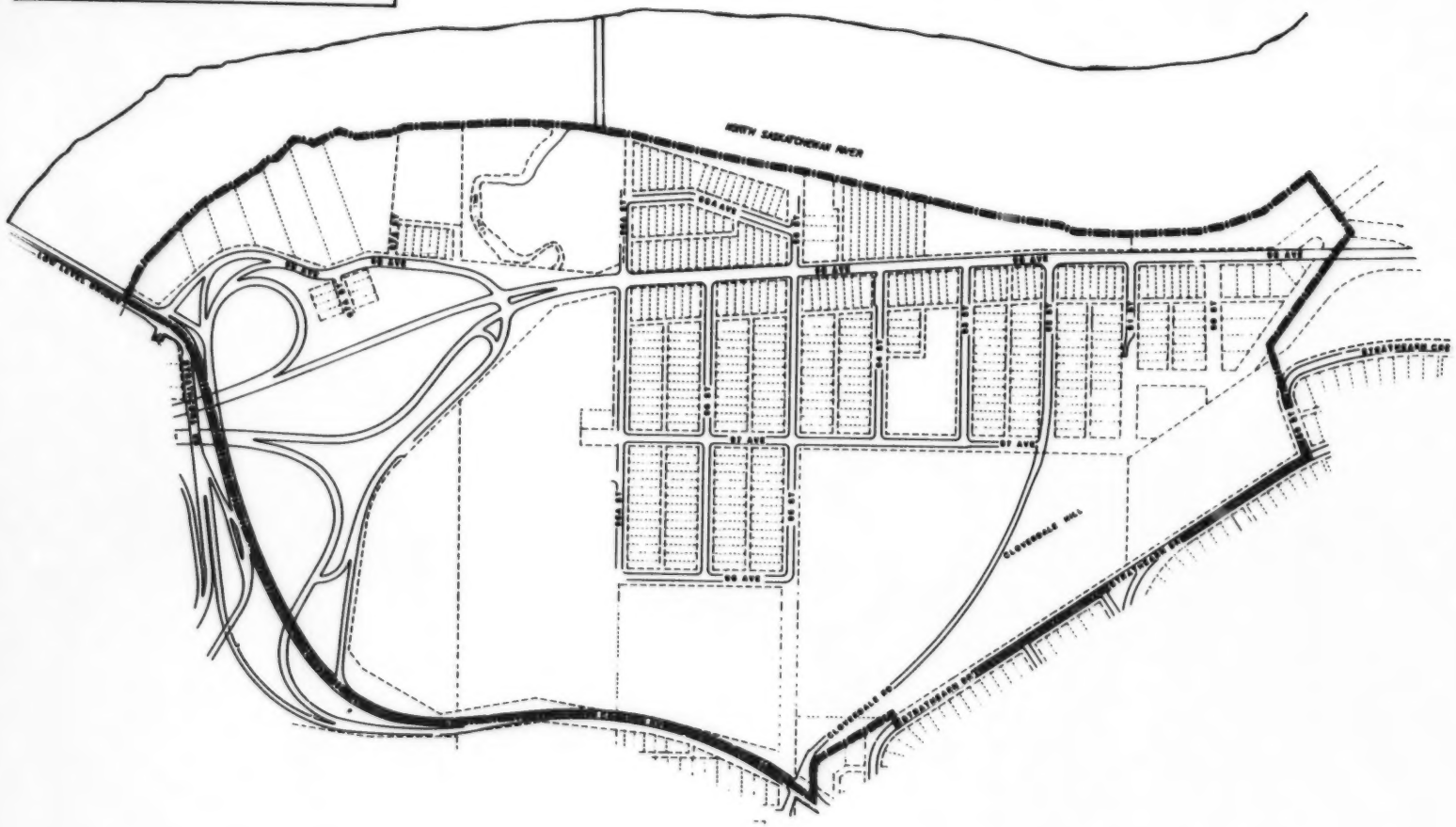
SCALE
100m 50m 0 100m 200m

DECEMBER , 1985

Map 2

Cloverdale Plan Area

Cloverdale Area Redevelopment Plan Boundary



Ski Club on Connors Hill (1913). The ski jump has produced a number of national record holders over the years.

In 1915, the largest recorded flood of the North Saskatchewan River destroyed or severely damaged many homes, industries and the wooden sidewalks in all of the river valley flats communities. Many industries were not rebuilt after the flood and the remaining ones were eliminated in the Great Depression in the 1930's.

The political history of Cloverdale is intricately bound up with the long term council policies for the River Valley. A City Plan was adopted in the 1930s. It established the River flats as a unique parkland resource, building upon a previous Council commitment in 1907, to preserve the River Valley. The City began to acquire land in the 1930's as it was offered for sale or through tax default, with a view to furthering this parkland concept. The 1933 Zoning Bylaw designated most of the River Valley and Ravine System as public park.

The Bland, Spence Sales Report, adopted by Council in 1949 reaffirmed the concept of a River Valley Park and introduced a system of development controls and a long term land acquisition policy for the River Valley. City Council, in considering the Older Neighbourhoods Study in 1975, determined that of the five river valley communities, only Riverdale was deemed a viable residential community. The policy of land acquisition in the river valley continued until December 14, 1983, when Council reversed its policy.

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

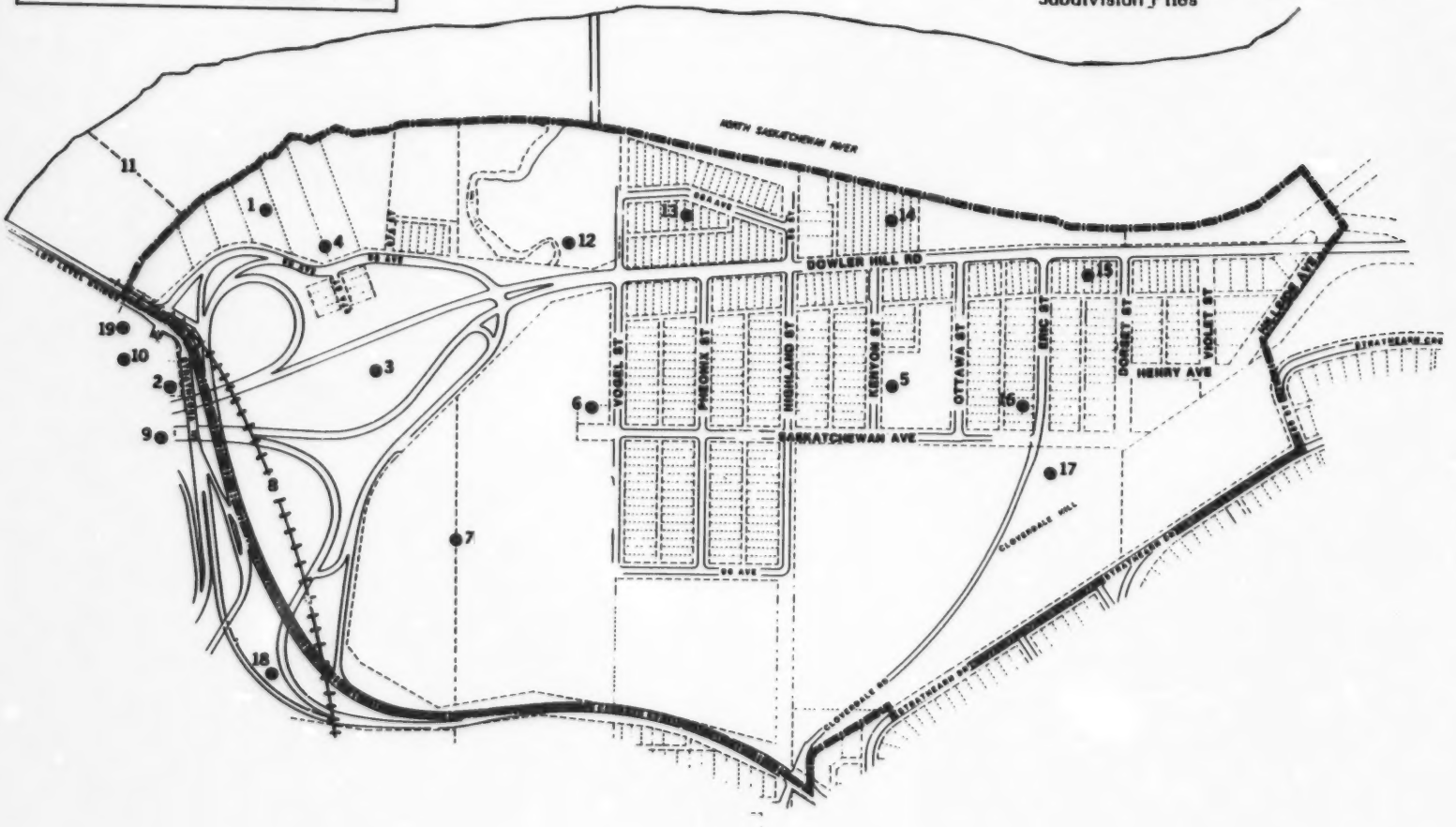
DECEMBER, 1985

Map 3

Historic Sites

1. Edmonton Lumber Co.
2. Edmonton City Dairy
3. P. Anderson Brickyard
4. Cloverdale Hall
5. Bennett School
6. Calvin United Church
7. Convent Market Gardens
8. Yukon Pacific Railway Line
9. Hasley's General Store
10. Old Bennett School (Riverside School)
11. Steamboat Landing and Lower Ferry (Cable
12. Old Grist mill (William Bird)
13. Grady's Cast Stone Co.
14. Callagher and Hull Meat Packing Plant
15. St. Barnabas Church
16. Blythe Studio
17. Hardstone Brick Co. & Quarry
18. Twin City Coal Co.
19. Cameron House Hotel

Source: City of Edmonton Parks and Recreation Department, Cloverdale Research, Unpublished Report; and Planning Department Subdivision Files



PART TWO: CLOVERDALE TODAY

Today, Cloverdale is a low density, residential neighbourhood, completely surrounded by parkland. The atmosphere is that of a small village where residents have a strong sense of community.

The industrial structures of yesteryear are gone. The only major historic building which remains is the old Bennett School. Nevertheless, the neighborhood has a rich historic background, one which can still be recounted by some of the oldtimers in the community.

Most of Cloverdale's modest single family homes were built prior to 1940. Many homes have mature landscaping and well developed gardens. Vacant lots and open spaces are interspersed throughout the community.

A number of recreational and cultural facilities are located in the area, including the Muttart Conservatory, the Edmonton Ski Club, the Bennett Environmental Education Centre and the Capital City Recreation Park trail system.

A small grocery store, a gas station and a ski sales and repair shop are the community's only retail enterprises.

98th Avenue is a major arterial and regional traffic route which runs through the north part of the neighbourhood. This roadway separates a small number of houses from the majority of the community.

2.1 THE PEOPLE

Population and Age Structure

The 1983 Civic Census shows Cloverdale at 419 people. The population had declined from the 482 people living in the area in 1979. Table 1 - Population by Age, illustrates the age distribution for 1983, compared to the 1982 figures for other central Edmonton communities. This table shows a higher percentage of people over 60 years of age living in Cloverdale, and the lower percentage of people in the 20 to 29 year age group.

TABLE 1

POPULATION BY AGE

AGE	CLOVERDALE Total	CLOVERDALE %	OLDER CENTRAL EDMONTON COMMUNITIES %
0-9	34	8.1	7.2
10-19	37	8.8	8.3
20-29	107	25.5	34.9
30-39	71	16.9	15.6
40-49	22	5.3	9.0
50-59	51	12.2	8.7
60-74	67	16.0	11.4
75+	30	7.2	4.9
TOTAL	419	100.0	100.0

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983.

Individual Mobility

Table 2 - Individual Mobility, indicates the length of residence of the population.

Almost one half of residents have lived in Cloverdale five or more years at the same address. It also has a lower percentage than the average of inner city residents who have lived in the same residence less than 1 year (17.2% compared to 25.8%). This indicates that Cloverdale is an older stable community.

TABLE 2
INDIVIDUAL MOBILITY

MOBILITY	Total	%
5 or more years at same address	205	49
3-4 years at same address	77	18
1-2 years at same address	65	16
Less than 1 year at same address	72	17
TOTAL	419	100.0

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983.

Tenure

Table 3 - Tenure, illustrates the percentage of owners and renters in the neighbourhood.

TABLE 3
TENURE

TYPE OF TENURE	Number of Houses (estimated)	% of Total
Renters	102	56.6
Owners	78	43.4
TOTAL	419	100.0

Source: City of Edmonton Planning and Building Department, 1985.

Occupation

Table 4 - Occupation, shows that most residents are employed full-time (42.2%) while 12.2% are unemployed. Seven percent (7.4%) of Cloverdale's population is retired.

TABLE 4

OCCUPATION

OCCUPATION	Total	%
Pre-schooler	20	4.8
Student		
- Kindergarden - 6	24	5.7
- 7 - 9	7	1.7
- 10 - 12	8	1.9
- post secondary	14	3.3
Homemaker	75	17.9
Employed		
- full-time	177	42.2
- part-time	10	2.4
Unemployed	51	12.2
Retired	31	7.4
Other	2	.5
TOTAL	419	100.0

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983.

Household Characteristics

There are 195 households in Cloverdale. Table 5 - Household Characteristics, provides a breakdown of the types for Cloverdale. The greatest percentage of households are occupied by an adult pair (45.6%) followed by single adult households (26.2%). Family groups (where the household contains children) are not particularly common.

The average household size of 2.24 persons per household is the same as for the City's inner city communities.

TABLE 5
HOUSEHOLD CHARACTERISTICS

HOUSEHOLD TYPE	Total	%
Single Adult	51	26.2
Adult Pair	89	45.6
Adult Group	19	9.7
1 Adult + 1 or more Children	11	5.6
2 Adults + 1 or more Children	21	10.8
Adult Group + 1 or more Children	4	2.1
TOTAL	195	100.0

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983.

2.2 PUBLIC FACILITIES AND SERVICES

Cloverdale Community League

The Community League was founded in 1915 and has a long history of involvement in recreation and civic activities in the neighbourhood.

As Cloverdale's overall population declined and as its proportion of pre-schoolers and teens decreased in the 1960's and 70's, it became difficult for the Community League to maintain its recreational and social programs. By the mid 1970's the Community League became more or less inactive and in 1979 the Community Hall was condemned and closed down.

In recent years the Community League has been active in fighting for the preservation of the community. Currently it is fund raising and preparing plans for a new Community League building assisting with the Cloverdale Area Redevelopment Plan.

Schools

There are no regular-program public schools in Cloverdale. Most local public school students attend the Strathearn Elementary/Junior High School, which has classes from Kindergarten to Grade 9. Most senior High School students attend McNally Composite High.

Separate school students attend St. Catherines Elementary School and St. Joseph's High School. Some students also attend Riverdale Elementary School and St. Kevins Catholic School, as well as, Austin O'Brien, a bilingual High School.

Bennett School, located at 97th Avenue and 94th Street, was closed in June, 1973 and reopened as the Bennett Environmental Education Centre in June, 1980. The Centre, which is owned and operated by the Edmonton Public School Board, offers short term environment and nature related programs primarily to Public School Board students and a limited number of students from the Separate School Board.

Social Services

Cloverdale is served by the Idylwylde Consolidated District Service Centre at 8314-88 Avenue.

The Centre, operated by Edmonton Social Services, provides a variety of services including family counselling, seniors counselling and community social work.

Additional social services such as, social assistance and child welfare are available through the Capilano Office of Alberta Social Services and Community Health. The Local Board of Health serves the residents of Cloverdale through its Central Regional Clinic (10005 - 103rdA Avenue) and Idylwylde Clinic (8314-88th Avenue).

Social Housing

There are community housing, senior citizens' housing, co-operative housing or housing for handicapped persons located in the neighbourhood.

Police Protection

The neighbourhood is in Police District 68, Division C and is served by the Strathcona Police Station located at 51st Avenue. The Selected Crime Information Report prepared in 1984 stated that this area experienced a decrease in most crimes, except theft offenses which increased slightly. Crime statistics are comparable to other inner city communities with similar residential profiles.

Fire Protection

Cloverdale is served by Fire Stations 6 and 11 which provide a less than 5 minute response rate. Station No. 3 located at 11226-76 Avenue, provides emergency backup service to the neighbourhood. Cloverdale has a very low frequency of calls as compared to other areas in the city.

2.3 LAND USE AND DEVELOPMENT

Existing Land Use

Map 4 - Existing Land Use, illustrates the distribution of land uses in Cloverdale. Only low density residential development exists at present. Most of the dwellings are single family homes, with some two family dwellings. There are numerous vacant lots.

Table 6 - Land Use by Land Area, provides a chart of land uses expressed in hectares. Recreation and open space uses are the most predominant, totalling 50 hectares or 62% of the community plan area. Residential land use amounts to 11.5 hectares or 14% of the total area. A 0.3 hectare neighbourhood retail node is located on 98th Avenue at 94 Street.

TABLE 6
LAND USE BY LAND AREA

CLOVERDALE SUMMARY		LAND AREA (HECTARES)
A.	City Owned Land	
	Single Family Dwellings	3.37
	Vacant Residential Land	3.07
	Vacant Commercial Land	0.04
	Capital City Recreation Park	13.20
	Gallagher Park	7.50
	Muttart Conservatory	10.30
	Edmonton Ski Club Hills	7.50
	Cloverdale Hill	11.40
	Transportation - Cloverleaf	12.02
	- Road R.O.W., lanes and boulevards	5.90
	Sub Total	**74.30**
B.	Privately Owned Land	
	Single Family Dwellings	4.98
	Vacant Residential Land	0.08
	Commercial	0.25
	Institutional (church)	0.07
	Sub Total	**5.38**
C.	Edmonton Public School Board (Urban Services)	1.26
	TOTAL	**80.94**

Source: City of Edmonton Planning and Building Department, September 1984

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

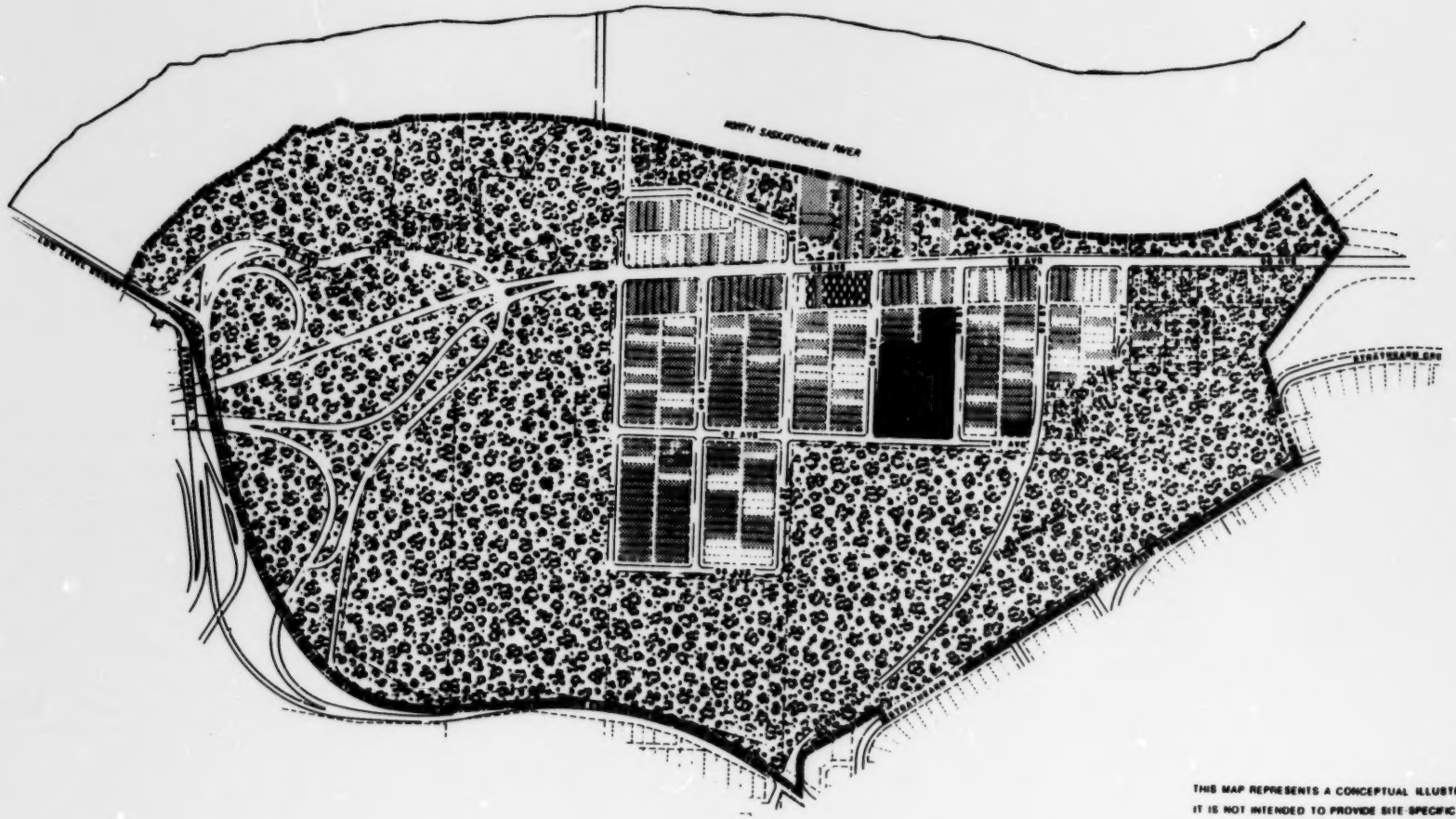
DECEMBER , 1985

Map 4

Existing Land Use

- Single and Two Unit Dwellings
- Commercial
- Institutional
- Recreational and Open Space
- Vacant Land

SOURCE: Planning and Building Department, Field Survey



THIS MAP REPRESENTS A CONCEPTUAL ILLUSTRATION
IT IS NOT INTENDED TO PROVIDE SITE-SPECIFIC DIRECTION
TO LAND USE REGULATION MECHANISMS

Land Use Districts

Existing zoning is shown on Map 5 - Existing Land Use Districts. A summary of the land use districts in Cloverdale, and the total area affected by each is illustrated on Table 7.

Most of the community is districted A - Metropolitan Recreation District. The residential area is entirely zoned RF3 - Low Density Redevelopment District. There is a small amount of land zoned CNC - Neighbourhood Convenience Commercial District adjacent to 98th Avenue. The Bennett Environmental Education Centre site is zoned US - Urban Services District.

TABLE 7
DESCRIPTION OF LAND USE DISTRICTS

DISTRICT	DESCRIPTION	LAND AREA
RF3 - Low Density Redevelopment District	Allows primarily single detached and semi-detached housing. On sites which fulfill bylaw requirements, duplex housing and up to four units of row or apartment housing are discretionary uses, through conversion, infill or redevelopment.	17.0 ha*
CNC - Neighbourhood Convenience Commercial District	Allows convenience commercial and personal service uses which are intended to serve the day-to-day needs of residents within new or established neighbourhoods.	0.5 ha
US - Urban Service District	Allows public and privately owned facilities of an institutional or community service nature, such as schools or day care centres.	1.4 ha
A - Metropolitan Recreation District	A District applied to natural areas and parkland adjacent to rivers, creeks, ravines and other areas intended for active and passive recreational and environmental protection. Permitted uses include public parks, and farms and single family housing on sites grater than 8 ha.	62.0 ha
	TOTAL	80.94 ha
Restricted Development Area (R.D.A.) - Capital City Recreation Park (CCRP)	A Provincial regulation applied under the Department of the Environment Act as an overlay to the Municipal land use districts. It is intended to protect the environment and reserve it in a natural state or in a state suitable for recreation and/or wildlife. All applications for development or occupation of land must be approved by the Minister of Environment.	(13.2 ha)

* Note: All land area calculations in this table include roads and lanes.

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER , 1985

Map 5

Existing Land Use Districts

RF3 Low Density Redevelopment District

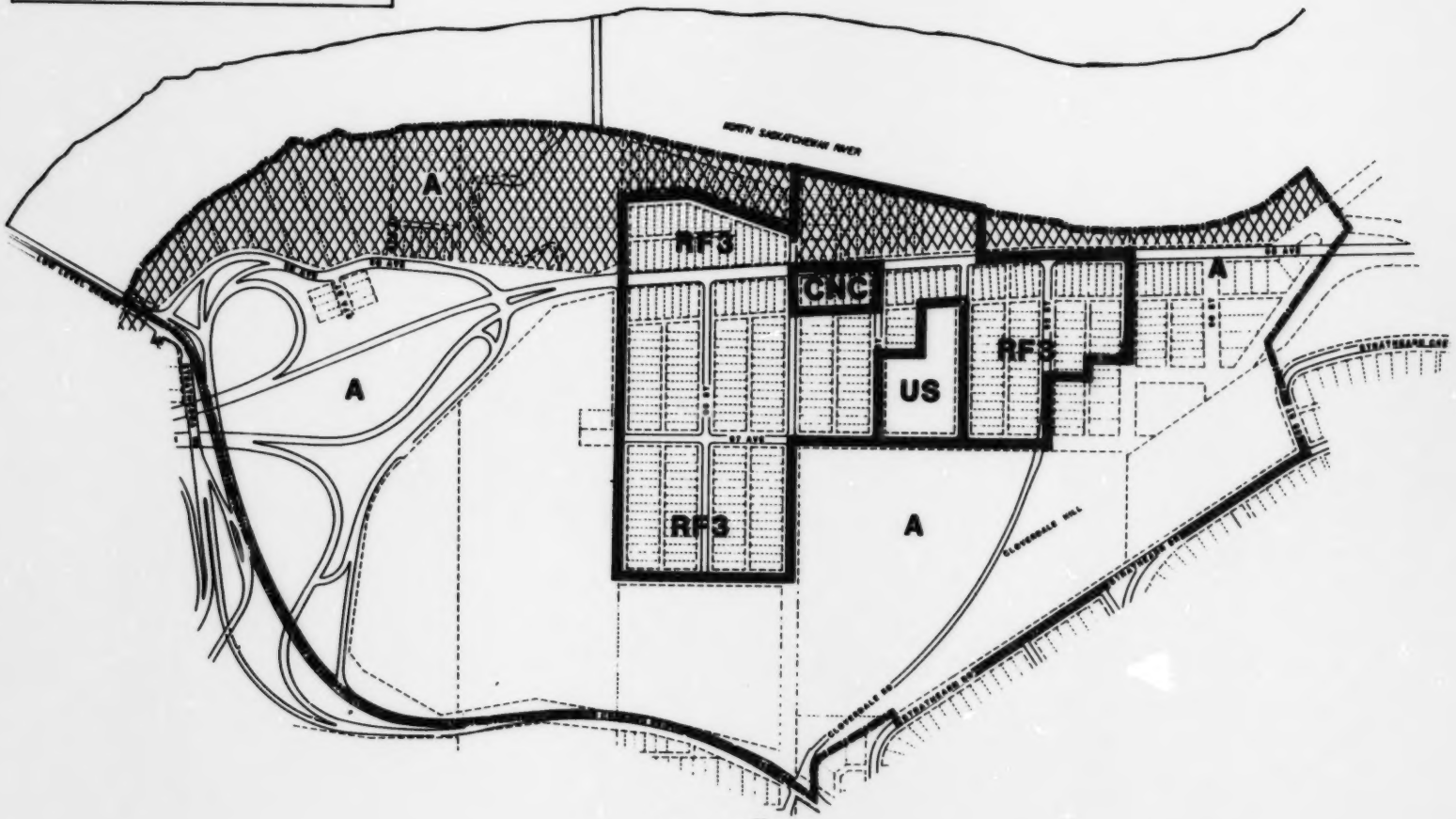
CNC Neighbourhood Convenience Commercial District

US Urban Services District

A Metropolitan Recreation District

XXXX Restricted Development Area (R.D.A.)
Capital City Recreation Park

Source: Edmonton Land Use Bylaw,
Land Use District Map



Land Ownership

Land ownership in the Cloverdale Plan area is divided between the City of Edmonton, which owns 93% of the total land area, and private ownership which owns the remaining 7% of the land area. Table 8 - Land Ownership - shows land use by ownership. The same information is graphically illustrated on the accompanying Map 6 - Land ownership.

The majority of city land is used for parks and recreation facilities. This includes the Capital City Recreation Park, Gallagher Park, Muttart Conservatory and the Edmonton Ski Club site. Land used for transportation purposes includes the James MacDonald interchange and the road rights-of-way. This represents 22.1% of the total land area in the neighbourhood.

Approximately six percent of the homes in Cloverdale are privately owned. They number 104 homes. The 72 city owned houses occupy 4% of the total land area. Vacant City owned residential land represents 4% of the total area or 3.07 ha. Seven commercial lots are privately owned and one lot is City owned.

The Real Estate and Supply Services Department manages properties owned by the Municipal Corporation.

TABLE 8
LAND OWNERSHIP

Land Use	City* Owned Land (Hectares)	% of Total	Privately Owned Land (Hectares)	% of Total
Residential	3.37	4.0	4.98	6.1
Vacant Residential	3.07	4.0	0.08	0.1
Commercial	0.04	0.05	0.25	0.3
Institutional	1.26	1.5	0.07	0.1
Recreation/Open Space	49.90	61.7	-	-
Transportation	17.92	22.1	-	-
Total	75.56	93.4	5.38	6.6

*Land owned by the Edmonton Public School Board is included in this total.

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983.

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER , 1985

Map 6

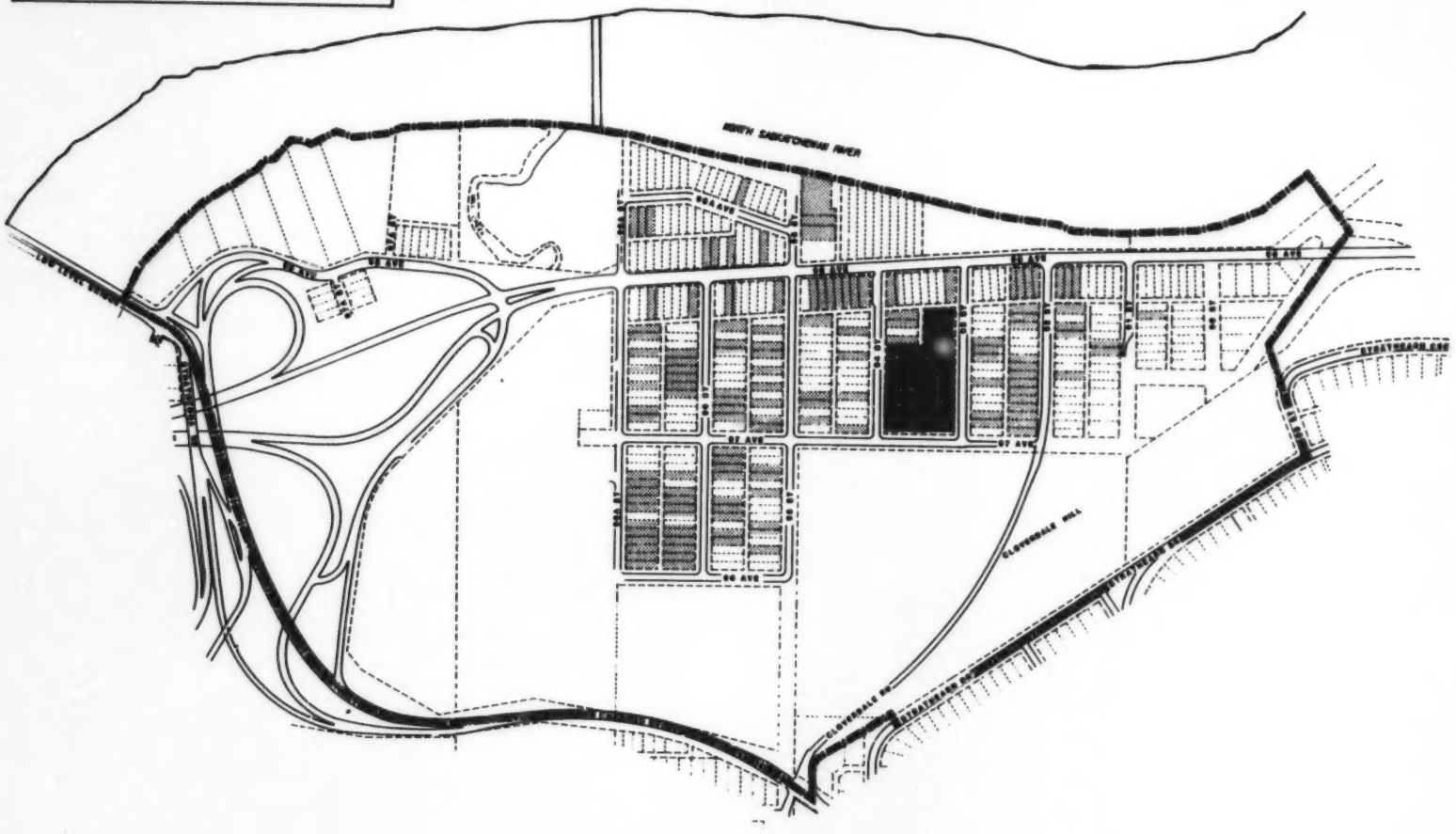
Land Ownership

City of Edmonton

Private

Edmonton Public School Board

Source: Office of the City Assessor



History of Flooding

The community has experienced several floods over the years, with the highest recorded peaks occurring in 1899, 1900, 1915, 1952, 1954 and 1972. The most severe flood occurred in 1915, at which time the river flooded some portions of Rossdale to a depth of ten feet. Many industries and homes were destroyed or damaged

The completion of the Brazeau Dam in 1961 and Big Horn Dam in 1972 have reduced the impact of flooding in Edmonton, however, they have not eliminated the risk. These dams were built primarily for low flow water augmentation, not for flood control. Although they reduce water flow levels, it is still possible to have flood peaks which exceed the record 1915 flood.

The provincial government has been negotiating with the federal government on a Flood Damage Reduction program. Alberta Environment has developed flood mapping and forecasting techniques, and has developed programs for remedial action such as dyking, channelization schemes and reservoir construction in some areas of the province. To date, only flood-risk mapping has been pursued in the Edmonton area.

Map 7 - Floodlines, shows the 1:25 and 1:100 year floodplains, as estimated by Alberta Environment. These are the areas which would be expected to inundate during a 1:25 and a 1:100 year flood event (a 2.5% and a 1% change in any given year, respectively).

Canada Mortgage and Housing Corporation (CMHC) has developed guidelines for building in flood risk areas, relating specifically to the site and structure, which are required for NHA financing. These requirements are available in a CMHC booklet entitled "Building in Flood Risk Areas".

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

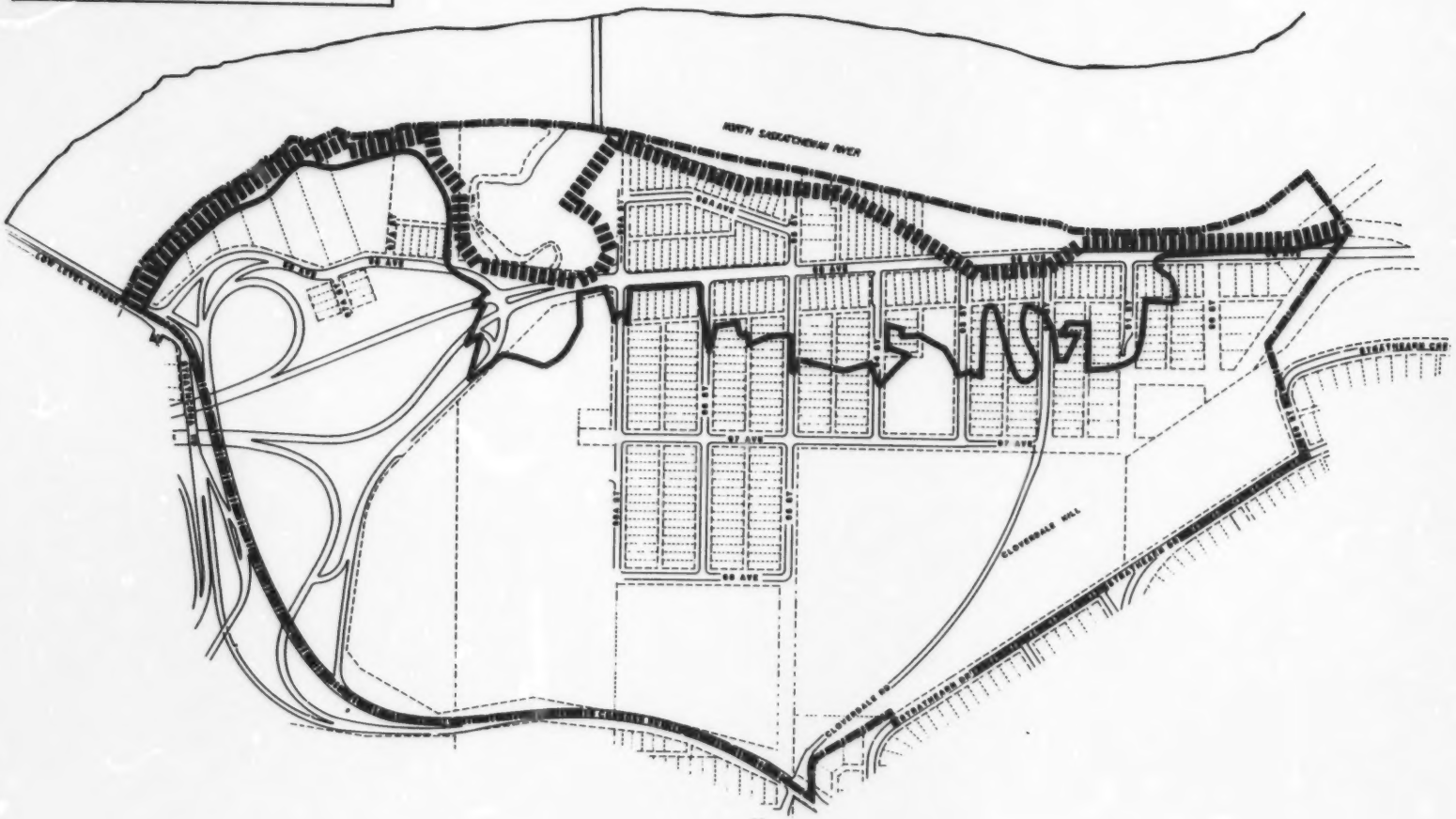
DECEMBER , 1985

Map 7

Floodlines

1:25 Year Flood Line

1:100 Year Flood Line



2.4 RESIDENTIAL

Age of Housing

Table 9 - Residential Construction, indicates the construction periods of the residential buildings. Building began in the early 1900's (building records were kept from 1910 onward) and grew at a steady pace until 1939. At that time 43% of the existing community was complete. All but two of the dwellings were built before 1960.

TABLE 9
RESIDENTIAL CONSTRUCTION

Decade of Construction	Single Family	Two Family	Total Residential Buildings	% of Total
1900-1909	-	-	-	-
1910-1919	22	-	22	12
1920-1929	29	-	29	16
1930-1939	27	-	27	15
1940-1949	45	3	48	26.5
1950-1959	40	9	49	27
1960-1969	1	4	5	3
1970-1979	1	-	1	0.5
Total	165	16	181*	100

Source: City of Edmonton Planning and Building Department, Information Systems (PRISM) 1983

*Note: This figure is now reduced to 176 residential buildings due to 7 demolitions between May 1983 and August 1984.

Condition of Housing

Most homes are wood frame construction. A few are constructed of brick.

An exterior building survey was conducted in the fall of 1984 to assess the structural quality of privately owned and City-owned housing stock in Cloverdale, using the following guidelines.

Guidelines for the Assessment of Building Condition

No Repairs: buildings which are:

- structurally sound
- in good original condition
- free of any form of deterioration
- well maintained

Need of Minor Repairs: buildings of reasonably sound construction having no major structural deficiencies but which have a number of minor deficiencies such as:

- poorly fitting windows and doors
- need of inside or outside paint
- deteriorated eaves and flashing
- loose or missing shingles on roof
- missing and cracked windows
- broken or shaky railings on step

Need of Major Repairs: buildings which display visible signs of deficiencies that are more serious, for example:

- poorly constructed lean-to additions requiring upgrading or removal
- poor exterior wall surfacing that requires replacement or considerable repair
- crumbling foundations that require upgrading or replacement
- faulty roof or chimney or a considerable amount of loose shingles or other materials around the chimney or roof

Beyond Repair: buildings which display visible signs of serious structural deficiencies that make necessary repairs uneconomical. Buildings possessing any of the following deficiencies would normally qualify under this category:

- sagging foundation with major cracking in outside walls or leaning walls, or no foundation at all
- sagging roof with holes and cracks evident around roof or chimney

Table 10 - Condition of Housing - shows the building conditions for both private and City owned houses. The survey indicated that 46% of all the residential buildings in Cloverdale are in need of no major repair, and are structurally sound. Twenty seven percent (27%) of the houses are in need of minor repair, 17% are in need of major structural repair and 10% of the total housing stock are beyond structural repair. Of the 17 houses beyond repair, 8 are privately owned and 9 are City owned.

Map 8 - Condition of City Owned Housing, shows the location of the City owned houses in various states of repair as of August 1984.

TABLE 10
CONDITION OF HOUSING

BUILDING CONDITION	Privately Owned Houses		City Owned Houses		TOTAL	
	Number	% of Total	Number	% of Total	Number	% of Total
No Repairs	57	32	24	14	81	46
Need of Minor Repairs	27	15	21	12	48	27
Need of Major Repair	12	7	18	10	30	17
Beyond Repair	8	5	9	5	17	10
TOTAL	104	59	72	41	176	100

Source: City of Edmonton Planning and Building Department, Building Inspection Survey, August 1984.

2.5 RETAIL

One retail area exists in Cloverdale on 98th Avenue between 94 and 95 Streets. It consists of a neighborhood convenience store, an automotive repair garage and gas pumps, and a ski sales and rental shop. One City-owned vacant commercial lot is located adjacent to the ski shop.

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

SEPTEMBER, 1984

Map 8

Condition of City-Owned Housing

City Owned Residential Property

BUILDING CONDITION

- O No Repairs
- • Need of Minor Repairs
- * Need of Major Repairs
- x Beyond Repair

Source: Planning Department and Field Survey

2.6 PARKS, RECREATION AND COMMUNITY FACILITIES

Open Space, Parks and Recreation Facilities

Cloverdale has 50 hectares of land in parks, recreation facilities, playfields, Capital City Recreation Park open space and trails, buffer areas and undeveloped open space.

The Capital City Recreation Park (C.C.R.P.) was created in 1975 by a joint Provincial -City agreement. The agreement was for $35 million to be spent on the development of approximately 30 kilometres of parkland from the High Level Bridge to the Beverly Bridge in northeast Edmonton, containing pedestrian and bike trails, pedestrian bridges, golf courses and developed parks. Under the agreement, the Province has provided funds for land acquisition for park areas, a water control structure and a natural resources science centre.

Several other city-wide recreational facilities are also located in Cloverdale. These include Gallagher Park, Muttart Conservatory, Bennett Environmental Education Centre and the Edmonton Ski Hill and Lodge.

The location of recreation and community facilities, and parkland is shown on Map 9 - Parks, Recreation and Community Facilities.

Gallagher Park is a 7.5 hectare area with a local playground and outdoor skating facility, two baseball diamonds, soccer fields, and a large hill used for tobogganing in winter. The park is used extensively by Edmontonians as a city-wide facility.

The Edmonton Ski Club, which leases 7.5 hectares of City owned land on the southern edge of Cloverdale, operates day and night time downhill skiing during the winter months. Facilities include a lodge, three rope tows, one T-bar lift, four ski runs, and snow-making equipment and lighting. The site is used for archery during the summer, and throughout the year for hot air balloon launching.

The Ski Club is presently studying option for a long term development strategy which may include the addition of new facilities including a long run and hill improvements.

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER , 1985

Map 9

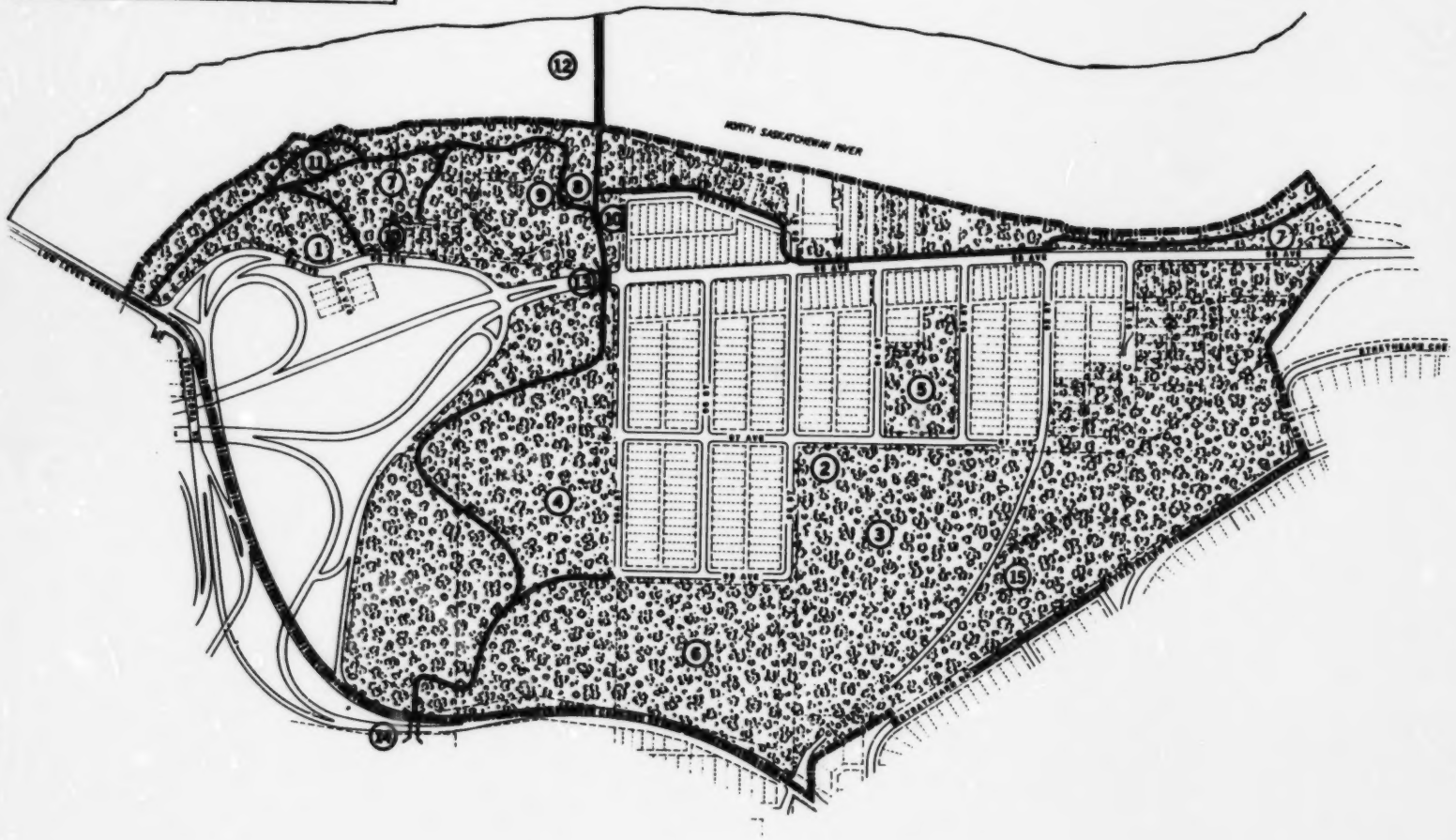
Parks, Recreation and Community Facilities

Parks, Recreation and Institutional Land

Existing Pedestrian/Bicycle Trail

Source: City of Edmonton Parks and Recreation Department

1. Cloverdale Hall
2. Playground Area
3. Gallagher Park
4. Muttart Conservatory
5. Bennett Environmental Education Centre
6. Edmonton Ski Club
7. Capital City Recreation Park (See Map 18 for Boundary)
8. Picnic Area
9. Amenity Shelter
10. Parking Lots
11. Rafter's Landing
12. Pedestrian/Bicycle Bridge (over North Saskatchewan River)
13. Pedestrian/Bicycle Bridge (over 98 Avenue)
14. Pedestrian/Bicycle Bridge (Over Connors Road)
15. Cloverdale Hill Trails



The Muttart Conservatory is the City's major horticultural facility, displaying plants from various climates. Adjacent to the Conservatory are the City greenhouses. These facilities occupy 10.3 hectares of land on the western edge of the community. The Parks and Recreation Department has plans to further develop the Muttart Conservatory site to include a botanical garden, rock garden, natural amphitheatre, tea house, restaurant and theatre room.

The Bennett Environmental Education Centre is situated on a 1.26 hectare site in the middle of the community. The Centre operates as a display and tour centre for environmental programs and offers short term environmental and nature related programs to elementary and junior high school students in particular. Owned and operated by the Edmonton Public School Board, it is open during the school term only.

The Capital City Recreation Park runs along the northern boundary of Cloverdale. Within the 13.2 hectares of land taken up by the Park, there are paved and graveled pedestrian/bicycle trails running along the river's edge, a picnic area, an amenity shelter, two parking lots, a boat launching site referred to as Rafter's Landing and a pedestrian bridge linking Cloverdale with Grierson Hill Park on the north side of the river.

The Parks and Recreation Department have held discussions with the Edmonton rowing club regarding a new boat house facility near Rafter's landing.

Pedestrian and Bicycle Circulation

The trail system in Cloverdale is considered to be complete except for that portion between 92 Street and 95 Street where it meets 98 Avenue. The City owns all of the property, except for three lots at the north end of 95 Street north of 98 Avenue and one lot on the north side of 98A Avenue. It plans to complete this missing link in the trail system when the property becomes available.

The pedestrian bridge, which crosses 98th Avenue immediately west of 96 A Street, connects the C.C.R.P. trail system to the Muttart Conservatory. Another pedestrian bridge was recently constructed across Connors Road. This overpass links the C.C.R.P. trail system to the pedestrian/bikeway trails in Mill Creek Ravine.

There are paved sidewalks throughout of the community, with a wooden sidewalk remaining on the east side of 92 Street. There are two pedestrian crosswalks across 98 Avenue at grade, a pedestrian activated signalized crossing at 93 Street and a regular crosswalk at 96 Street.

2.7 TRANSPORTATION

Roadway System

The streets are laid out in a traditional grid pattern in Cloverdale. Cloverdale's roadway network and the total volume of vehicular traffic which enters and exits Cloverdale on an average weekday is illustrated on Map 10 - Transportation.

The following roadways are classified as major arterials: Strathcona Road, Connors Road and 98th Avenue. Strathcona Road and Connors Road do not penetrate the community. All arterials are presently near capacity at the AM and PM peaks. All other roadways serve local traffic only.

Two bridges cross the North Saskatchewan River in the area. These are the Low Level Bridge and the James MacDonald Bridge. Both bridges carry two-way traffic.

Two one-way roads were designated in order to improve traffic circulation to and from Muttart Conservatory.

Cloverdale Hill Road, used as a local roadway, is not registered as a roadway.

Truck Routes

98 Avenue, Strathcona Road and Connors Road are designated truck routes. These are illustrated on Map 11 - Truck Routes. Ninety-Eighth (98th) Avenue is a restricted truck route, allowing truck traffic between the hours of 7:00 and 20:00. There are no designated dangerous goods routes (DGR) in the area.

Bus Routes

Cloverdale is served by two bus routes which operate on 98th Avenue. One is a regular service route, while the other provides peak hour service. Bus stops serving east and west bound passengers are located at 92nd Street, 94th Street, 96th Street and near the Low Level Bridge.

Bus stops on the approaches to the Low Level Bridge serve as major transfer points for eight routes which connect to Connors Road and Strathcona Road. Existing transit stops along 98th Avenue are within the Edmonton Transit maximum distance guideline of 400 metres of all residential areas in Cloverdale. Bus routes and stops are shown on Map 12 - Bus Routes.

Parking

Residential parking in the neighbourhood occurs on the street and in private driveways. Parking facilities for the Muttart Conservatory is adequate, although on occasion overspill parking occurs on 96A Street.

Gallagher Park is heavily used for recreational activities and special events such as, the Klondike Days Raft Race and Edmonton Folk Festival.

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

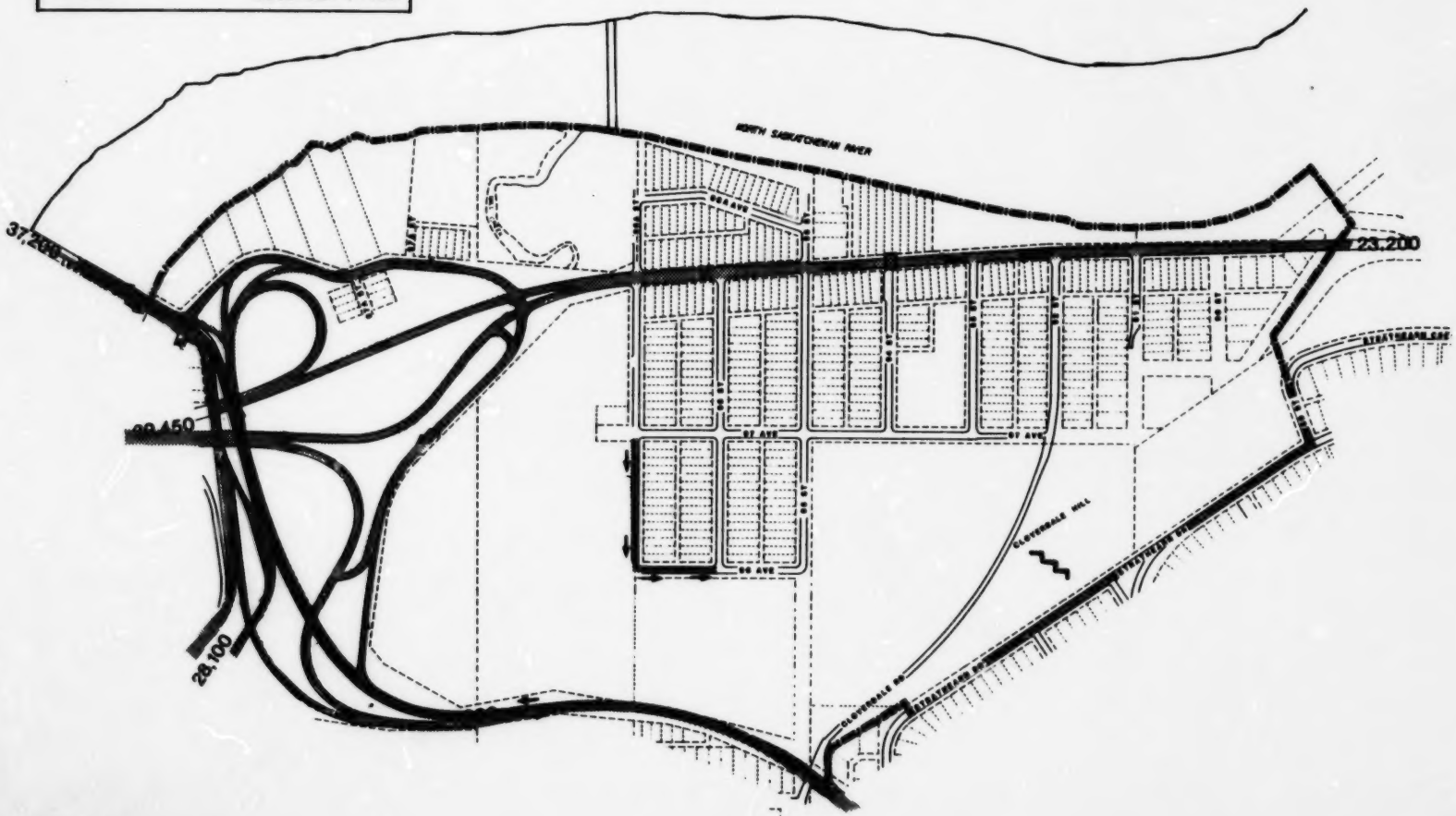
DECEMBER, 1985

Map 10

Transportation

- Arterial Roadways
- Traffic Direction on Arterial Roadways
- 24,900 Traffic Volume: Vehicles per Average Annual Weekday
- One Way Traffic on Internal Streets
- Pedestrian Crosswalk
- Pedestrian - Activated Signalized Crosswalk
- Stairs

Source: City of Edmonton Transportation Department



CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER, 1985

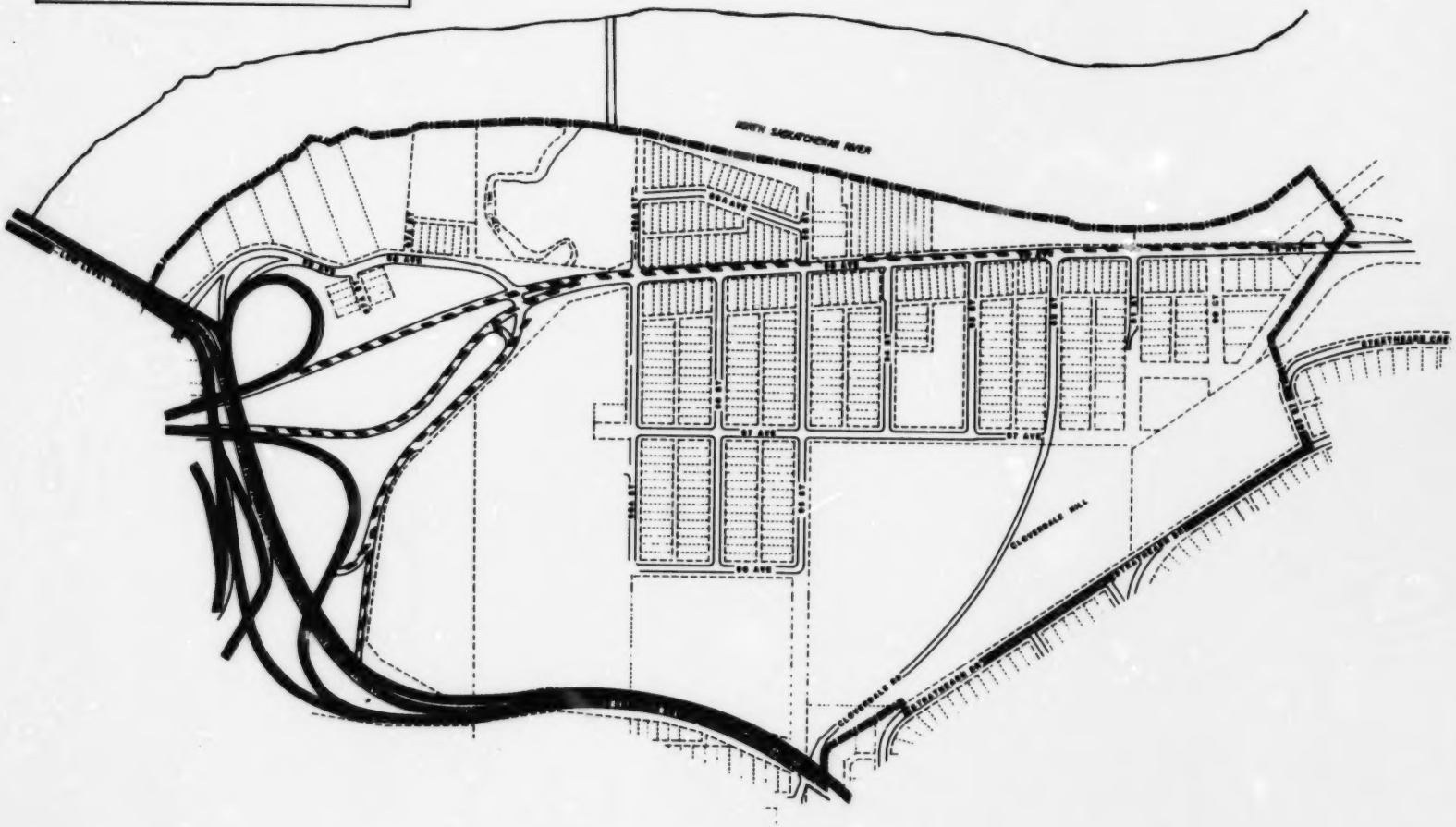
Map 11

Truck Routes

Regular Truck Route

Restricted Truck Route 7:00-20:00

Source: City of Edmonton
Transportation Department
- Truck Route Map 1983



CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

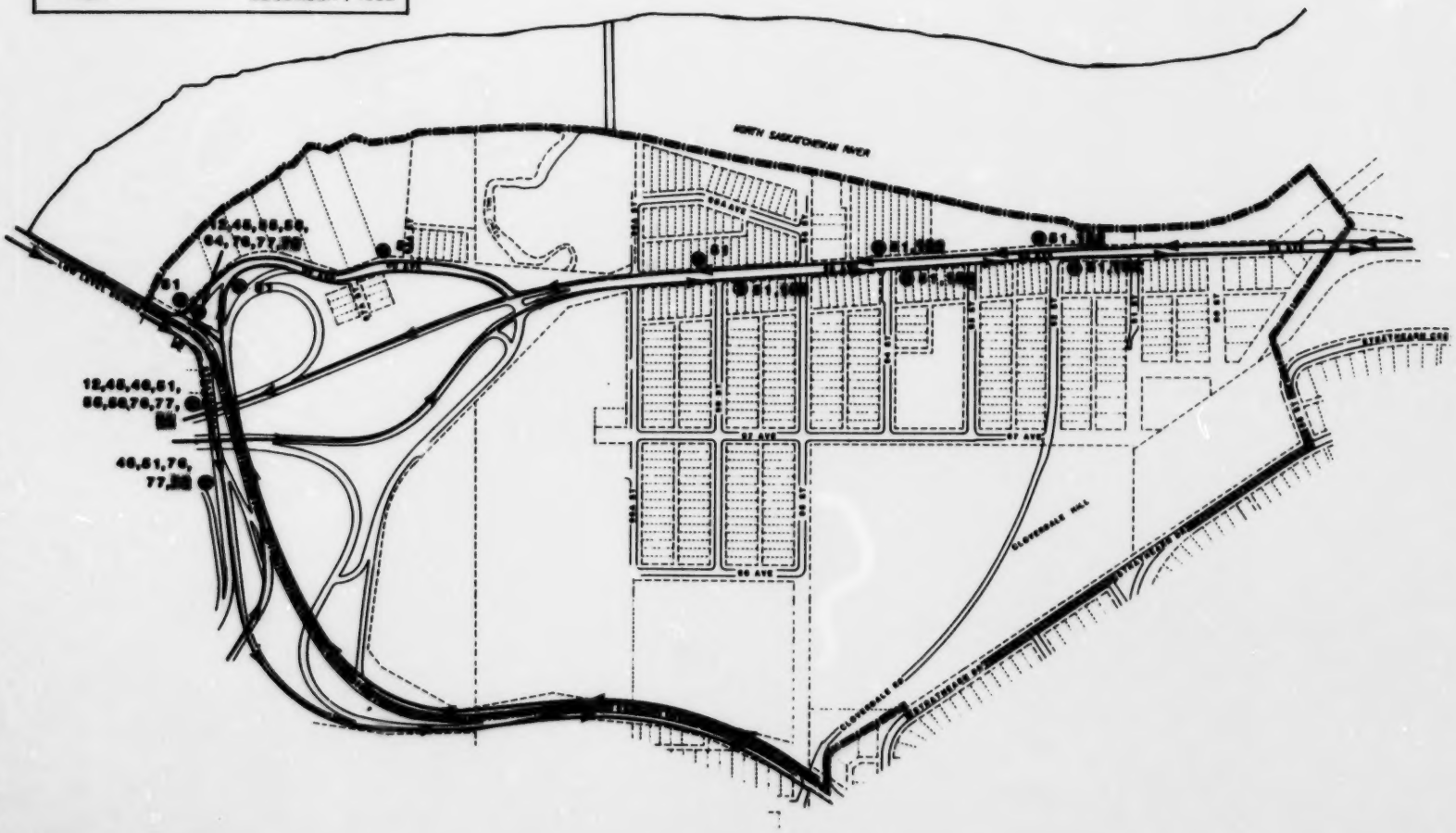
DECEMBER , 1985

Map 12

Bus Routes

- Direction of Travel
- Bus Stop
- 61 Basic Bus Service
- Peak Hour Bus Service
- Peak Hour Bus Service

Source: Edmonton Transit - Fall and Winter Guide 1986



2.8 UTILITIES

Water Distribution System

Cloverdale's water system is shown on Map 13 - Water and Sewer Lines. A 30 inch steel distribution main line enters the neighbourhood from the east. Local distribution lines are 4 and 6 inch cast iron lines installed in the early 1900's (1920-30). As little development has occurred since 1960, no major upgrading has been required. The system is in good repair and requires only routine maintenance and repair of breaks and leaks.

Sewer System

Cloverdale has a combined storm water and sanitary sewage system as shown on Map 13 - Water and Sewer Lines. Most of the system was built with concrete pipe between 1941 and 1960. Maintenance costs in Cloverdale were approximately $15,000 in 1983. This figure is close to the average for older city neighbourhoods indicating that the system is in a reasonably good state of repair.

Gas

One natural gas distribution line (323 mm) owned and operated by Northwestern Utilities passes through Cloverdale. Its alignment is shown on Map 14 - Power and Natural Gas Lines.

The neighbourhood is served by a local distribution network of 4 inch lines.

Power

A number of Edmonton Power transmission and distribution lines are located in Cloverdale as shown on Map 14 - Power and Natural Gas Lines. The distribution lines include an underground transmission line (72 kV O.F.P.T.) running along 98 Avenue, two aerial distribution lines entering the neighbourhood from the east and north across the North Saskatchewan River, and two underground 13.8 kV lines serving the street lighting for the interchange. Power is supplied to residences from aerial lines on wooden poles in the laneways, with street lights on the power poles.

CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

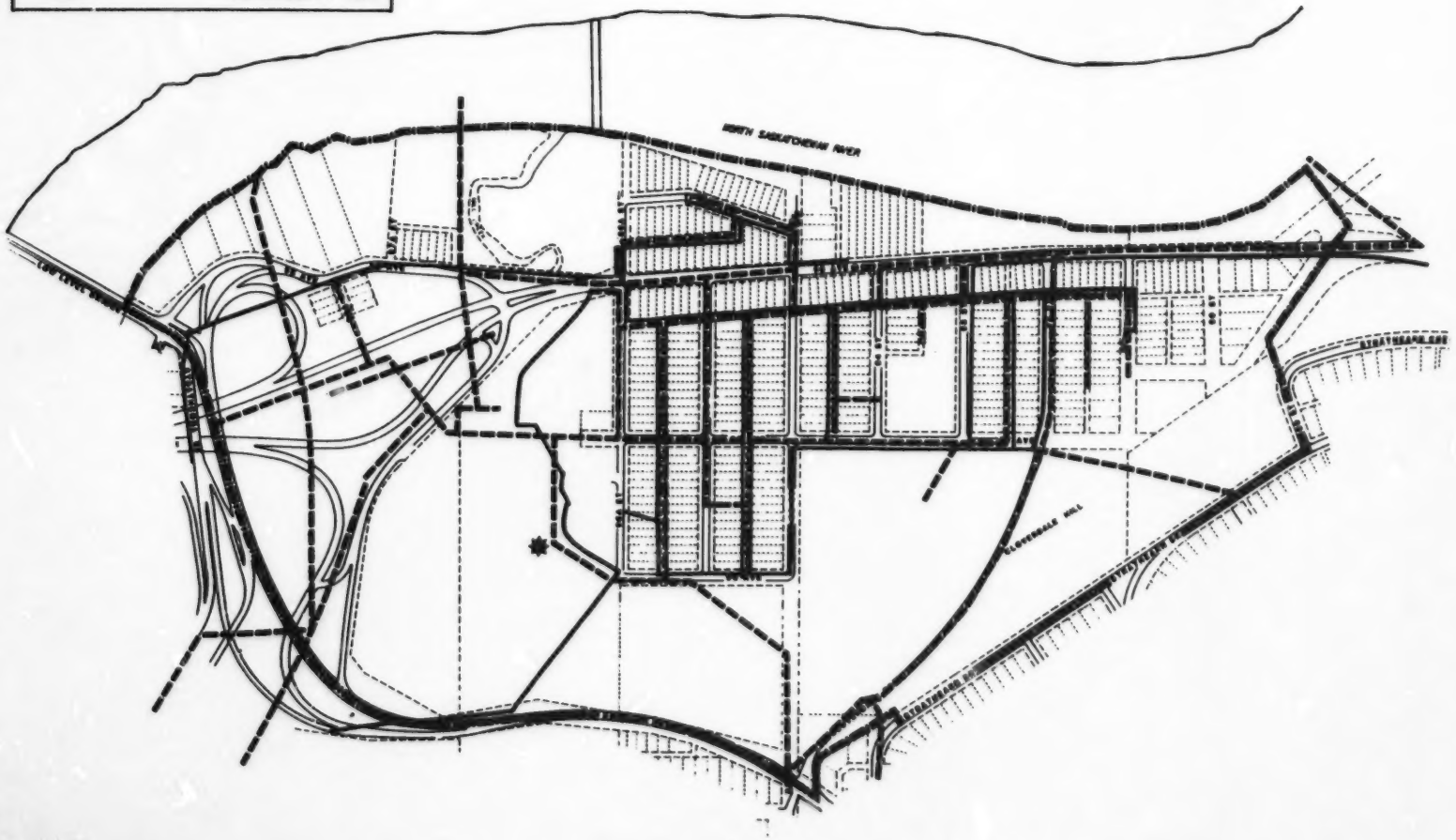
DECEMBER , 1985

Map 13

Water and Sewer Lines

- Pumping Station
- Sewer Lines
- Water Lines

Source: City of Edmonton Water and Sanitation Department



CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER , 1985

Map 14

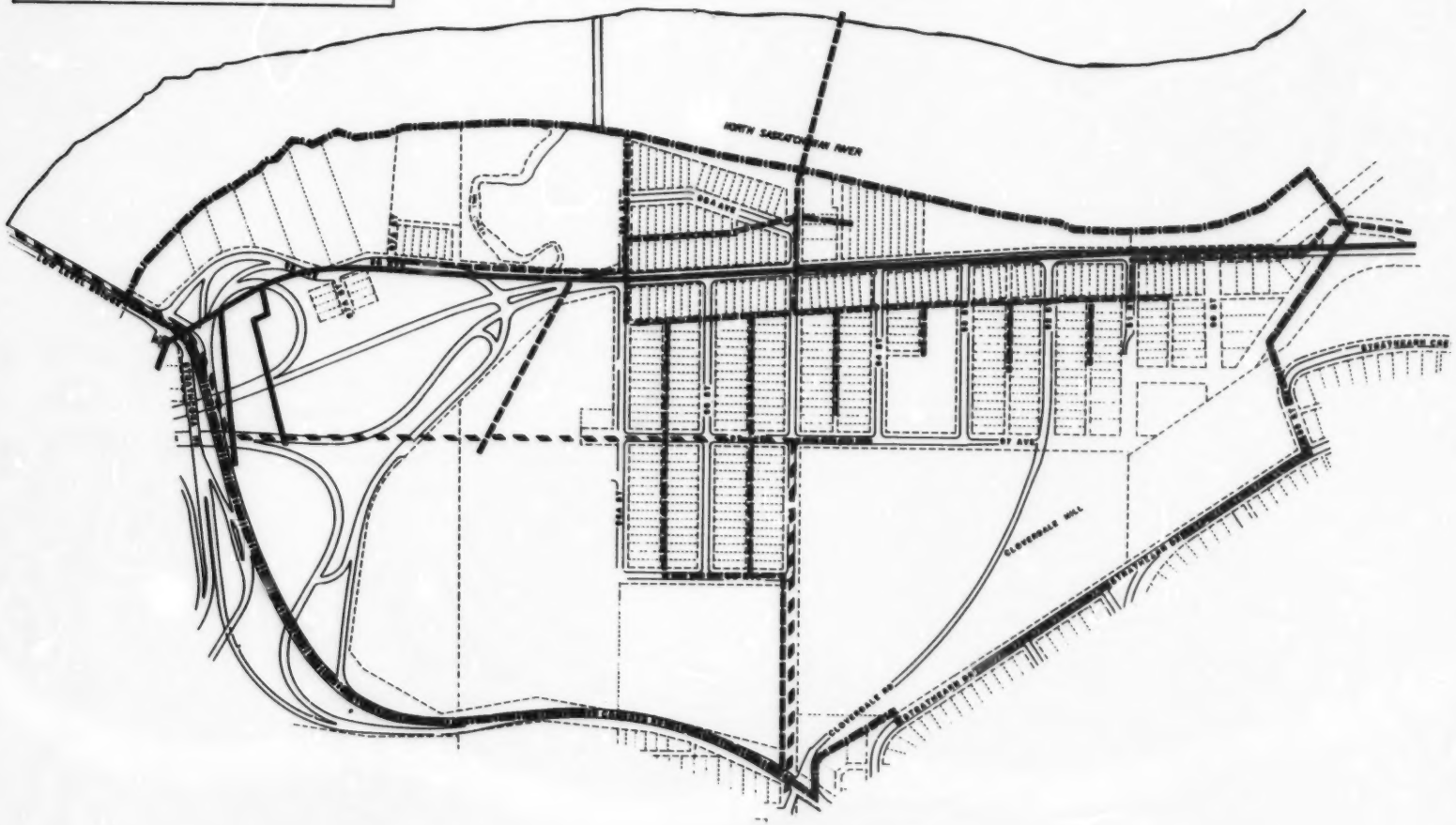
Power and Natural Gas Lines

——— Power Transmission Lines (13.8 KV & 72 Kv underground)

- - - - Power Distribution Lines (4.1 v overhead)

- - - - Natural Gas Distribution Lines (323 mm)

Source: Edmonton Power, System Planning, September 1984.
(Map) Main Pipelines -Edmonton Area Energy Resources Conservation Board, June 1, 1984.



PART THREE: AREA REDEVELOPMENT PLAN PREPARATION

These three last sections bring together the administrative and technical aspects of the plan. Without them the profile report would not be comprehensive.

This part of the report describes the steps that a Plan goes through, from the time that it is sanctioned by Council to the point that it is given final approval.

This is followed by a description of the legal context of the Plan and a description of the Public Participation activities related to the Cloverdale Plan preparation.

3.1 THE PLANNING PROCESS

There were seven overlapping steps in preparing the Cloverdale Area Redevelopment Plan.

a) Background and Issue Identification - Statistical data on the neighbourhood was collected and analyzed. The data analysis provides the basic information needed to identify some issues.

b) Issue Verification - Neighbourhood residents and civic departments were asked to provide a list of their concerns and to comment on the identified issues, to date.

c) Design Competition - Design professionals and the general public were asked to submit urban design solutions to community issues.

d) Conceptual Plan - Alternative land use and design proposals were developed and documented in a report.

e) Public and Civic Department Review - The concept plan was circulated to various community interest groups, individuals and civic departments for their comments.

f) Revision and Production of Draft Bylaw - The Concept Plan is written as an Area Redevelopment Plan Bylaw (ARP).

g) Plan Approval Stage - The ARP Bylaw is submitted to City Council for their consideration and approval.

While City Council will make the final decisions in approving the Cloverdale Plan, a number of participants contributed to the preparation of the Plan. The roles and responsibilities of the key participants are summarized below.

Planning and Building Department

- managed the planning process, which involved:
  - data collection and research
  - the development of policy and the implementation program
  - citizen participation program
  - management of the design competition
  - the preparation of surveys, status reports, working documents, community profiles, and preliminary and final plans
- co-ordinated information from other City departments, provincial and federal government departments and agencies, interest groups and individuals.

Community League

- provided information on neighbourhood and River Valley matters in general
- assisted in defining issues and generating alternative solutions on behalf of the residents
- assisted with information distribution and public relations within the plan areas, and
- facilitated the involvement of other individuals and groups, such as the Society for the Preservation of the River Valley, in the plan preparation process.

City Departments, School Boards, Provincial and Federal Government Departments and Agencies

- provided data on existing and proposed public improvements, projects, facilities and programs
- assisted in defining issues, solutions and a capital improvement program budget for the communities.

3.2 THE PLANNING CONTEXT

The North Saskatchewan River Valley Area Redevelopment Plan Bylaw

The Bylaw for all of the river valley and ravine system in Edmonton, the North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188 was approved by City Council in February, 1985.

The purpose of the Bylaw is to protect the North Saskatchewan River Valley and Ravine System as a valuable open space heritage and to provide guidelines for planning future parks and the communities of Rossdale and Cloverdale.

The Plan has four goals:

- to ensure preservation of the North Saskatchewan River Valley and its Ravine System as an environmental protection area;
- to establish a public metropolitan recreation area within the River Valley;
- to provide the opportunity for recreational, aesthetic and cultural activities in the Plan area; and
- to ensure the retention and enhancement of the communities of Rossdale and Cloverdale in the River Valley.

The Plan contains four major policy proposals:

- <u>Metropolitan Recreational Use</u>

  Most of the land in the plan area is districted A-Metropolitan Recreation District. This land may be used for natural parkland and for active or passive recreation use. Development of major facilities is not permitted unless specifically approved by City Council.

- <u>Environmental Protection</u>

  The Edmonton Land Use Bylaw No. 5996 will control development where hazardous environmental conditions exist, such as unstable banks and flood susceptible areas. Policies are included in the Plan for the protection of the natural environment through an environmental screening process.

In addition, an environmental protection overlay established a minimum development setback of 7.5 m (25.6 ft.) from the river valley edge.

- Public Utilities and Transportation Facilities

  The Plan indicates lands designated for public utility installations, services and facilities. Development or expansion of major facilities will not be permitted unless deemed essential and specifically approved by City Council. Similar restrictive policies apply to new or improved transportation facilities. Only direct river crossings will be considered for approval.

- Residential Development

  Rossdale and Cloverdale, in the Central Area, will be retained and enhanced as residential communities. Existing residential uses in the River Valley which lie outside the Central Area will remain unless they are required for the Capital City Recreation Park. Should these lands be subdivided, all lands lying below the top-of-the-bank (geomorphic limit) would be dedicated as Environmental Reserve. Lands currently districted for residential use may be developed subject to the policies and regulations of the Plan and Land Use Bylaw.

The Plan established guidelines that must be considered when planning for the Central Area and when preparing Area Redevelopment Plans for Cloverdale.

- Primarily residential development will be proposed in the designated area of Cloverdale (south of 98 Avenue).

- New or expanded major facilities which adversely impact the residential communities should be discouraged.

- Proposed new development should be designed to take advantage of the river location and should be integrated with design concepts of the Capital City Recreation Park.

- Additional commercial uses may be proposed, and if so, should serve local residential development and existing recreational development, be compatible to parkland development, or be part of a city-wide facility.

- Pedestrian links should be provided to all abutting neighbourhoods, including the downtown and the facilities that provide these links should be of sufficient capacity to accommodate the proposed development for this area.

- A marketing strategy for the disposal of City owned lands in Cloverdale will be developed in conjunction with the preparation of the Area Redevelopment Plan. Disposal of lands will occur upon completion of the Plan.

- Residential and other uses, including parks and recreation uses, may be considered in the Cloverdale Area Redevelopment Plan area.

The Edmonton General Municipal Plan

The Edmonton General Municipal Plan, adopted by City Council on July 4, 1980, set out a growth strategy, objectives and broad policies to direct future development in the City of Edmonton. As such, it provides the policy framework for the Cloverdale Plans.

A few of the key objectives and policies which serve as general guidelines for inner city residential redevelopment are presented below.

Objective 5.B encourages an increase in the amount of future housing in the inner city, with a strong emphasis on family housing. Policy 5.B.1 states that the City will permit relatively higher density housing throughout inner city neighbourhoods, not concentrating them in any one neighbourhood, with an emphasis on family-oriented housing. Under Policy 5.B.11 the City will encourage a variety of types of housing and establish density levels which stabilize an area or mitigate negative impacts resulting from high density. This policy also states that the City will recognize the constraints of the existing infrastructure such as utilities, schools and proximity to parks, recreation and open space.

Objective 8.D and the policies relating to it provide guidelines to minimize the impact of transportation on inner city communities.

The Views of Cloverdale Residents

The following is a summary of residents' views on Cloverdale planning issues. It was prepared from the Cloverdale survey conducted in October 1984 by the Cloverdale Community League, and the Planning Workshop conducted by Planning and Building Department staff in October 1984.

a) Overall Character of Cloverdale

- Small village atmosphere should be retained.
- Retain "housing in park" setting.
- Low Density (single and duplex) conservative styles for new housing which fits in with existing housing.
- Upgrading of roads sidewalks, lanes, and utilities.

- Improve the condition of the housing, particularly city-owned housing.

b) Transportation and Parking

- Reduce speed limit on 98th Avenue.
- Improve access to 98th Avenue (for left and right-hand turn movements).
- Provide more stop lights and pedestrian crossings on 98th Avenue.
- Improve visibility of pedestrian crossings on 98th Avenue.
- Problem with excessive noise and traffic volume on 98th Avenue.
- Eliminate truck route status of 98th Avenue.
- Improve access to 99th Street south from Cloverdale.
- Pave Cloverdale Hill road and improve the intersection at Connors Road.
- Discourage street parking for Muttart Conservatory on 98thA Street.
- Problems with parking on Cloverdale Hill Road (primarily during ski season).
- Bus service to Bonnie Doon should be introduced.
- Increase frequency of existing bus service.
- Install bus shelters at transit stops on 98th Avenue.
- Reroute at least one existing service through the community along 97th Avenue.

c) Heritage Preservation

- Retain Bennett School
- Retain Gallagher Park and special wooded areas such as the Camel Humps.
- Retain all structures built prior to the 1915 flood which are in reasonable condition.

d) Residential Redevelopment

- Single family and duplex housing only.
- Infill housing on existing empty lots and on property where the existing building(s) are run down.
- Should be an increased housing choice.
- Should be some provision for senior citizen and handicapped housing.
- No community support for cooperative Housing or subsidized low income housing.
- Senior citizen or handicapped housing should be small scale and dispersed throughout the community.

e) Flooding

- Willing to live with the flood risk.

f) Disposition of City-Owned Lands

- City should dispose of all its land on the open market.
- Disposal of land should not occur until a community plan is approved.
- Should be sold as soon as possible.
- Should be sold as demands arise after plan approval.
- Should be sold by public auction and/or tender. Previous owners should have first right of refusal.
- Land should not be sold to large developers or speculators.
- Land should not be sold in large blocks (maximum of 2 lots).
- Community residents and previous owners should have priority.
- City housing beyond repair should be demolished and the land sold publicly.

g) Commercial Redevelopment

- Present facilities are acceptable (for neighbourhood convenience store)
- Existing store could open longer hours.
- Parking should be provided for Fritz's Ski House.
- Would like a small restaurant or tea room/coffee shop facility in north Cloverdale.
- Would like a neighbourhood pub.
- Would like a small cafe on 98th Avenue.
- Would like a restaurant or coffee shop at the base of the ski hill (in the Ski Club building).

h) Parks and Recreation (city-level)

- Special events (e.g., Folk Festival) cause parking problems and traffic congestion.
- Too much city space is being used exclusively by ski club members.
- Edmonton Ski Club parties too noisy.
- Should install washrooms on the north side of 98th Avenue for people using the ski and bicycle trails.
- Gallagher Park should be maintained as is.

i) Recreation Facilities (Local)

- Skating rink
- Lawn bowling
- Tennis courts
- New community league building

j) Utilities

- Problems with storm drainage around 95th Street and 97th Avenue.
- New development may aggregate sewer problems.
- Sewer lines will need upgrading with new development, particularly if densities increase.

k) Local Improvements

- Street paving
- Lane paving and lighting
- New traffic signs
- Sidewalk repair/replacement

The following statement, excerpted from a letter from the Society for the Preservation of the River Valley to the General Manager of the Parks and Recreation Department, dated August 30, 1983, provides an additional overview of the position of this neighbourhood:

"The Society for the Preservation of the River Valley is a coalition of individuals, groups and communities from across Edmonton who believe that the six principles listed below should form the basis for planning in the North Saskatchewan River Valley:

- The City preserve the natural aspects of the river valley.

- The City encourage and promote greater community consultation in all stages of river valley planning.

- The City adopt the principle that housing and parks are compatible and can co-exist.

- The City preserve all communities in the river valley and ravines.

- The City not expropriate or interfere with the property rights of river valley citizens."

3.3 PUBLIC PARTICIPATION ACTIVITIES

The public meetings, workshops, surveys and a design competition listed below took place between May, 1984 and November, 1985.

May, 1984	Open House and informal consultation with neighbourhood residents on the North Saskatchewan Area Redevelopment plan Bylaw No. 7188. This open house also gave information on the Cloverdale Area Redevelopment Plan process.
July, 1984	North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188 statutory public hearing at City Council.
September, 1984 - February, 1985	River Valley Community Design Competition was held. Invitations went out to all architects, Planners and the general public in the Province.
October, 1984	Cloverdale Residents Survey on various issues of concern to the Neighbourhood Planning Workshop was held so that residents could discuss with planners the results of survey and the various issues identified.
March, 1985	Open House on the results of the Community Design Competition. The wining submissions were highlighted and discussed by residents and planners.
May, 1985	Area Redevelopment Plan update meeting A workshop for neighbourhood residents discussed alternative solutions to issues.
June, 1985	The start of regular meetings between Planners and the Cloverdale Community League Executive and the River Valley Steering Committee.
September, 1985	Open House for Cloverdale and Rossdale residents. Review of plan progress and update.
November, 1985	Open House and Public Meeting for Cloverdale property-owners and residents on Draft Cloverdale Area Redevelopment Plan.

3.4 BIBLIOGRAPHY

City of Edmonton, Downtown Area Redevelopment Plan, Bylaw No. 6477, November, 1981

City of Edmonton, Edmonton General Municipal Plan, Bylaw No. 6000, July 1980

City of Edmonton, Edmonton Land Use Bylaw, Bylaw No. 5996, July 1980

City of Edmonton, North Saskatchewan River Valley Area Redevelopment Plan, Bylaw No. 7188 (Draft), July, 1984

City of Edmonton, North Saskatchewan River Valley Area Redevelopment Plan, Implementation Document (Draft), July, 1984

City of Edmonton Parks and Recreation Department, "Parks and Recreation Master Plan 1979-83", 1979

City of Edmonton Parks and Recreation Department, "A Historical Survey of River Valley Communities - Cloverdale", February, 1982

City of Edmonton Parks and Recreation Department, "A Historical Survey of River Valley Communities -Rossdale", February, 1982

City of Edmonton Planning Department, "Downtown Housing Study", April, 1979

City of Edmonton Planning Department, "River Valley Bylaw Policy White Paper", August, 1982

City of Edmonton Transportation Department, "Five and Ten Year Transportation Management Plan (1985-94)", 1984

Mayor's Task Force on the Heart of the City, "Final Report: Mayor's Task Force on the Heart of the City - A Blue Print for the 21st Century", August, 1984

Roman Fodchuk and Associates Ltd., "Capital City Recreation Park - Trails, Recreation and Landscape Development Plan", April, 1975

Rossdale Community League, "The Rossdale Living Heritage Park - A Proposal", November, 1982

University of Alberta, Department of Extension, "Inner City River Valley Land Use: Edmonton", 1975

Alberta Environment, "A History of Flooding in the North Saskatchewan River Valley", 1980